



Hanson Planning Board
Minutes of the Public Meeting of
February 28, 2022, at 6:30 PM
Town Hall, Top Floor Meeting Room A
542 Liberty Street, Hanson, MA02341

2022 MAR 15 PM 1:55
JX

Present:

- Joe Campbell, Chairman
- Don Ellis, Vice Chairman
- Kevin Cohen, Clerk
- Joe Gamache, Member
- John Kemmett, Member
- Tony DeFrias, Town Planner
- Jillian Tully, Planning Board Assistant

Others Present:

- Alan Dias, Trustee of Lot 1282 Snow Street
- Frank Milisi, Recreation Department of 604 Brook St.
- Kate Feodoroff, Hanson Town Counsel
- Elizabeth Lyndon, Hanson Town Counsel

Documents:

- February 14, 2022 Meeting Minutes
- January 24, 2022 Meeting Minutes
- November 22, 2021 Meeting Minutes
- Adequate Access Determination; Snow Street, Alan Dias
- Application for Abutters; Snow Street, Alan Dias
- Application Response; Hanson Fire
- Application Response; Conservation Commission
- Application Response; Abutter, Keryn Adolph
- Article I. Marijuana Establishments-Zoning Bylaw
- Common Driveways
- Application for Special Permit for Common Driveway Draft
- Model Zoning for the Regulations of Solar Energy Systems

Appointments:

- 6:45 p.m. Request for Determination of Adequate Access J&G Trust, Alan Dias, Trustee Map 1, Lot 1282 Snow Street.
- 7:15 p.m. Discussion with Town Counsel, Kate Feodoroff regarding the creation of a Bylaw allowing for the retail sale and delivery of marijuana products.

Call to Order

At 6:30 PM the Hanson Planning Board was called to order by Chairman Campbell.

Minutes

Request was made by board members to approve November 22, 2021 meeting minutes.

MOTION by Chairman Campbell to approve minutes from November 22, 2021. Motion seconded and carried. ***Voted 5-0***

Request was made by board members to approve January 24, 2022 meeting minutes.

MOTION by Chairman Campbell to approve minutes from January 24, 2022. Motion seconded and carried with two abstentions due to absence. ***Voted 3-0-2***

Request was made by board members to table the approval of February 14, 2022 meeting minutes.

MOTION by Chairman Campbell to table the minutes from February 14, 2022. Motion seconded and carried with two abstentions due to absence ***Voted 3-0-2***

I. Review of Adequate Access Determination and responses from Hanson Departments heads as well as abutters.

Appointment at 6:45

- ***Request for Determination of Adequate Access J&G Trust, Alan Dias, Trustee Map 1, Lot 1282 Snow Street.***

Mr. Ellis stated for the record that he has worked with Mr. Dias in the past, but he “does not have any financial interest in this project.”

Mr. Dias gave a synopsis of his property on Snow Street. He stated there was a determination of Adequate Access for 100 Snow Street, a property that is 371 feet from Monponsett Street.” The lot up for determination of Adequate Access tonight is for Map 1, Lot 1282 of which he is a trustee through J & G Trust. He stated that he also has interest in other parcels of land on snow street that are part of an estate of which he is an executor. He went on to state that the property is about 35,000 ft.

Hanson Town Planner, Mr. DeFrias, had made a visit to Snow Street that day and took several photos that he presented for the board to see from all angles. The pictures included the condition of the road as it exists which continues to Halifax. Mr. DeFrias stated that Mr. Dias currently has property lines staked out and that the road measures 18ft. wide and with snow, about 16ft. wide. He went on to state, "In 2014 there was a plan that was created for 100 Snow Street and there were improvements made to snow street at that time to widen it to the existing 18 ft." Mr. Dias stated that he is currently prepping it for sale.

Chairman Campbell read aloud for the record, responses to Mr. Dias' Determination for Adequate Access Application. The written responses were as follows:

Email to the Planning Board from: Dr. Frank Schellenger; Conservation Agent

"The Conservation department has no specific comments regarding the Roller Coaster Road or the Snow Street projects. However, the issue of private ways and "paper" streets has never been adequately addressed by the Town. Each of the two subject projects is in a different, sensitive sub-watershed for which nutrient input to the water resources is a concern. Neither the sub-watershed of Oldham Pond, including Rollercoaster Road, nor the sub-watershed of Monponsett Pond, including Snow Street, have adequate storm water treatment, although both are part of Hanson's MS-4 area. In particular, the TMDL for Monponsett Pond specifically calls for improvements to storm water management in that sub-watershed. Adequate access is the least of the Town's worries in these areas."

Dr. Frank Schellenger; Conservation Agent - 2/28/2022

Letter to the Planning Board from: Jerome A. Thompson, Jr.; Chief of Hanson Fire Department

"My concerns for any construction on Snow St, continue to be adequate access for apparatus and the lack of water supply for fire suppression. Although I cannot require the installation of a water main and hydrants, I would strongly recommend that any homes built on Snow Street consider the installation of a residential sprinkler system.

Since my appointment as Fire Chief, myself and this department have been consistent in attempting to create the best possible conditions and resources to provide emergency services to our residents.

I have attached the letter from 2014 to the planning board regarding adequate access to lot 1232 (100 Snow St.), as well as the lot access bylaw that was adopted at the Annual Town Meeting on May 1, 2017. If you have any further questions regarding this matter, do not hesitate to contact me."

Signed, Jerome A. Thompson, Jr.; Fire Chief 2/24/2022

2014 Letter to the Planning Board from: Jerome A. Thompson, Jr.; Chief of Hanson Fire Department

"December 22, 2014 My concerns for any construction on Snow St, continue to be adequate access for apparatus and the lack of water supply for fire suppression. The plans submitted appear to show the road at the required minimum 18 feet. Although I cannot require the installation of a water main and hydrants, I would strongly recommend that the contractor consider the installation of a residential sprinkler system due to lack of water supply.

There has been no new construction on Snow Street since my appointment as Fire Chief. Since my appointment, myself and Fire Prevention Lieutenant Smith have been consistent in attempting to create the best possible conditions and resources to provide emergency services to our residents. If anyone has any further questions regarding this matter, do not hesitate to contact me."

Signed, Jerome A. Thompson, Jr.; Fire Chief 12/22/2014

Chief Thompson also sent a copy of the 2017 Zoning By-Law amendment section 7B. Land Use Regulations. Zoning By-law, Article 27 Section 7B regarding access.

Email to the Planning Board from Keryn Adolph; Abutter

"I just learned that Alan Dias is planning to ask for access to the area abutting my lot at the planning board meeting tonight, however our well is right at the property line, the water well pump is literally 5ft and the vent pipe related to the well is 3ft. Our major concern is the potential damage to our well, well pump and/or vent pipe or caving of our well (it is just a pit- no "walls") during construction from heavy equipment, excavation/digging, usage of that area. I can provide pictures if desired."

-Keryn Adolph 2/28/2022

Chairman Campbell explained that the Planning Board has 60 days to come to a determination, which means a decision will be made by the March 28th Planning Board Meeting.

Motion by Chairman Campbell was made to continue the Determination for Adequate Access in regards to 100 Snow Street; Map 1; Lot 1282. Motion seconded and carried. **Voted 5-0.**

Appointment at 7:15

- **Discussion with Town Counsel, Kate Feodoroff regarding the creation of a Bylaw allowing for the retail sale and delivery of marijuana products.**

Kate Feodoroff and Elizabeth Lyndon from Hanson Town Counsel joined the meeting to discuss the amendment to or creation of a bylaw to allow for the retail sale and delivery of marijuana products. Ms. Lyndon, land use attorney and member of Town Council, will be drafting articles

to add into the existing marijuana establishments zoning bylaw to be included in the May Annual Town Meeting.

The articles will be in an effort to see if the Town will vote to amend the Town of Hanson Zoning Bylaws by amending Section VI, to repeal and replace subsection L, Medical Marijuana Facilities and subsection M, Marijuana Establishments;

- I. to combine the two subsections and update the language accordingly, or take any other action relative thereto
- II. To see if the Town will vote to amend the Town of Hanson Zoning Bylaws by amending Section VI, subsection M, Marijuana Establishments, to allow for Marijuana Retailers by special permit in the districts identified in subsection VI-M.4. or take any other action relative thereto
- III. To see if the Town will vote to amend the Town of Hanson Zoning Bylaws by amending Section VI, subsection M, Marijuana Establishments, to allow for Marijuana Delivery Operators and Marijuana Couriers in Industrial Zones and certain other eligible locations described therein, or take any other action relative thereto
- IV. To see if the Town will vote to amend the Town of Hanson Zoning Bylaws by amending Section VI, subsection M, Marijuana Establishments, to add Hawks Avenue to the list of eligible locations for Marijuana Establishments. or take any other action relative thereto

A public hearing to discuss these articles will take place on March 28th.

This hearing will be publicized in the Whitman-Hanson Express, running two consecutive weeks in a row in the Whitman-Hanson Express on March 10th and March 17th.

Subcommittee updates

Parks & Recreation; Mr. Ellis stated: “work on park plans for the old Plymouth County Hospital are still ongoing and moving forward.”

Economic Development; Mr. Cohen stated that at the last Economic Development Committee meeting, a discussion regarding the proposal of a Hanson Youth Sports Complex at the Maquan school and field took place. He went on to say that there was a discussion proposing the creation of an article being written up for Town meeting for a position of Grant Writer/ Procurement Administrator.

I. Town Planner Update

Mr. DeFrias provided a hand out that talks about dimensional regulations setbacks, etc. for solar planning. He would like a draft of a solar bylaw to be presented and discussed which would include dimension requirements and potential zoning for an in-ground mounted solar system for residences looking to install. Mr. DeFrias went on to say that “front yards should be avoided if at all possible.”

Mr. DeFrias went on to say that he will be presenting the final drafts for several applications, including; Determination for Adequate Access, Improvements to Private Ways, Forms A, B, and C and associated fees, in which the goal would be to have them implemented in April to help generate revenue.

Mr. DeFrias also stated that Burrage Farms will be coming in at the next Planning Board meeting to have their Mylar's endorsed.

Next Meeting

Chairman Campbell stated that the next Planning Board Meeting is tentatively scheduled for March 14, 2022, at 6:30 P.M.

Adjournment

MOTION by Chairman Campbell to adjourn the Planning Board Meeting. Motion seconded and carried. ***Voted 5-0.***

The meeting was adjourned at 8:55 PM.

Respectfully submitted,

Jillian Tully
Administrative Assistant to the Planning Board
Town of Hanson, Massachusetts